

BK 3398 PG 154

69-1-67 63-82

69-1-71 63-83

H. LEE BUREAU **NO TRANSFER**
 TAX PAID

017154

of Waterville, County of Kennebec, State ~~Kenney~~ of Maine
(~~Kenney~~) for consideration paid, grant to said H. LEE BUREAU and JULIE L. BUREAU,
husband and wife

of 3 Park Avenue, Waterville, Kennebec County, Maine
with ~~warranty covenants~~, as joint tenants, the land in Waterville
County of Kennebec, State of Maine, bounded and described as follows,
to wit:

Parcel 1 - A certain lot or parcel of land with all buildings thereon,
situated in Waterville, County of Kennebec, State of Maine, bounded
and described as follows, to wit:

Being a part of Lot #1 on a Plan of Lots of Frank Bannigan of said
Waterville, dated 27 January 1941, made by Harry K. Green, C. E. and
on file with the Kennebec County Registry of Deeds.

Beginning at an iron pin set in the ground in the easterly side of
Deer Park Street, so called, in Waterville, and said marker being the
southwest corner marker of the land owned by one Murray and the
northwest corner marker of this land; thence going in an easterly
direction and along Murray's southerly line a distance of 73.8 feet,
more or less, to an iron pin set in the boundary line; thence turning
and going in a southerly direction and along the land owned by Paul
Barrows, Jr.'s heirs for a distance of 70 feet, more or less, to an
iron pin set in the southerly boundary line of the above referred to
Lot #1, located on the northerly side of Park Avenue, so called, in
said Waterville; thence turning and following the northerly side of
Park Avenue for a distance of 59.9 feet, more or less, to the inter-
section of Park Avenue and Deer Park Street to an iron pin driven in
the ground; thence turning and following the easterly side of Deer
Park Street and going in a northerly direction for a distance of 107.9
feet, more or less, to an iron pin set in the ground and the point of
beginning.

Being the same premises conveyed to the herein grantor by warranty
deed from Brian G. Breton dated May 4, 1978 and recorded in Kennebec
Registry of Deeds Book 2100, Page 66.

This conveyance is subject to a mortgage given by the herein grantor
to 1st Consumers Savings Bank, now Maine Savings Bank, dated May 4,
1978 and recorded in said Registry Book 2100, Page 68.

Parcel 2 - A certain lot or parcel of land situate in said Waterville,
bounded and described as follows, to wit:

Beginning at an iron pin set in the northerly side of a proposed avenue
to be called Park Avenue, said pin being seventeen (17) feet northerly
of the southeast corner of land conveyed to Donat Lefebvre, et al
under and by virtue of a certain deed from Rose R. Haskell dated
May 27, 1952, measured in the westerly line of a proposed street;
thence northerly one hundred (100) feet in the westerly line of
said proposed street; thence westerly at right angles and parallel with
the northerly line of said Park Avenue, seventy (70) feet; thence
southerly at right angles and parallel with said westerly line of
said proposed street, one hundred (100) feet to said Park Avenue;
thence easterly along the northerly line of said Park Avenue seventy
(70) feet to the point of beginning.

No building to be within 15 feet of a street line nor within 5 feet
of a lot line.

Being the same premises conveyed to the herein grantor by warranty
deed from Arthur Octave Leonard dated November 18, 1982 and recorded
in Kennebec Registry of Deeds Book 2522, Page 232.

Subject, however, to such state of facts as an accurate survey may
disclose.

Commencing on the northerly side of a proposed avenue called Park Avenue at the southwest corner of a parcel of land conveyed by Arthur Octave Leonard to the herein grantor by deed dated November 18, 1982 and recorded in Kennebec Registry of Deeds Book 2522, Page 232; thence westerly along the northerly side of said Park Avenue twenty (20) feet; thence northerly and parallel to the westerly side of property of the herein grantor and a proposed street two hundred fifty (250) feet, more or less; thence easterly and parallel to the northerly line of Park Avenue a distance of seventy (70) feet, more or less to the westerly side of said proposed street; thence southerly along the westerly line of said proposed street one hundred fifty (150) feet, more or less, to a point in the northerly line of land of the herein grantor; thence westerly along the northerly line of the herein grantor to the northwest corner of land of the herein grantor; thence southerly along the westerly line of land of the herein grantor to the northerly line of Park Avenue and the point of beginning.

Also hereby conveying the portion of Deer Park Street which abuts the above premises to the centerline of said way as set forth on plan of Libby Heights dated November 4, 1919 and recorded in Kennebec Registry of Deeds Plan Book 7, Pages 22 and 23. Reference is made to Affidavit of H. Lee Bureau dated April 7, 1988 and recorded in Kennebec Registry of Deeds Book 3329, Page 157.

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H. Lee Bureau

SS.

Then personally appeared the above named H. Lee Bureau

and acknowledged the foregoing instrument to be his free act and deed,

1988 AUG - 4 AM 9:00

Before me